



**St. Peters Avenue, Llanharan Pontyclun CF72 9UQ**

**welcome to**

## **St. Peters Avenue, Llanharan Pontyclun**

An Impressive End Of Terrace House With Delightful Rear Gardens And A Perfect Internal Layout, Ideally Situated On A Small Cul-De-Sac In The Popular Village Of Llanharan!

### **Entrance Hall**

Via front door, access to reception room and cloakroom

### **Cloakroom**

Low level W.C, wash hand basin, radiator.

### **Reception Room**

16' widest x 11' widest ( 4.88m widest x 3.35m widest )  
Double glazed window to front elevation, radiator, stairs leading to first floor.

### **Kitchen/Diner**

14' 1" widest x 9' widest ( 4.29m widest x 2.74m widest )  
Wall and base units, work surfaces, sink/drainage unit.  
gas hob with cooker hood above, built in oven and grill, space for appliances and dining table, radiator, double glazed window to rear aspect and double doors to rear garden

### **First Floor Landing**

Stairs from ground floor, doors to all rooms

### **Bedroom One**

12' widest x 8' widest ( 3.66m widest x 2.44m widest )  
Double glazed window to rear, fitted wardrobe, radiator

### **Bedroom Two**

10' 1" widest x 8' widest ( 3.07m widest x 2.44m widest )  
Double glazed window to rear aspect, radiator

### **Bedroom Three**

8' widest x 6' widest ( 2.44m widest x 1.83m widest )  
Double glazed window to rear aspect, radiator

### **Bathroom**

Three piece suite comprising; Bath with shower over, wash basin, low level w/c

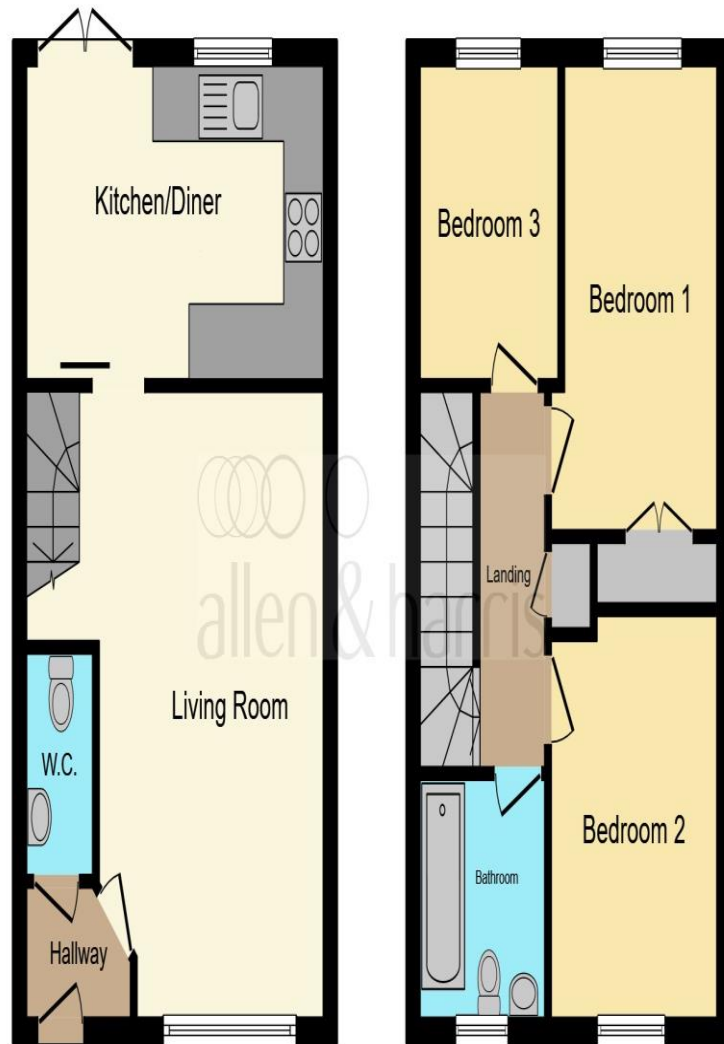
### **Front Garden/Driveway**

Laid partly to lawn, pathway to front door, driveway to side

### **Rear Gardens**

Laid mainly to lawn, mature shrubbery, side access, boundary fences





**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**St. Peters Avenue,**  
**Llanharan Pontyclun**

- Unique End Of Terrace House, Ideally Situated In A Small Cul-De-Sac
- Reception Room And Open Plan Kitchen/Diner
- Three Well-Propotioned Bedrooms
- First Floor Bathroom, Additional Ground Floor W/C
- Pleasant Rear Gardens Laid Partly To Lawn

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

**£230,000**



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Property Ref:  
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